

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS

August 5, 1981

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, August 5, 1981 in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - Hughes, Murphy, Pinkerton,  
and McCarty (Mayor)

Absent: Councilmen - Katnich

Also

Present: City Manager Glaves, Assistant City  
Manager Glenn, Public Works Director  
Ronsko, Community Development Director  
Schroeder, City Attorney Stein and City  
Clerk Reimche

INVOCATION The invocation was given by Pastor Tim Cook,  
English Oaks Adventist Church.

PLEDGE Mayor McCarty led the Pledge of Allegiance to the  
Flag.

PUBLIC HEARINGS Notice thereof having been published in accordance  
with law and affidavit of publication being on  
file in the office of the City Clerk, Mayor McCarty  
called for the Public Hearing to consider the  
EILERS Reorganization, including annexation to the  
CITY OF LODI AND detachment from the Woodbridge  
Rural County Fire Protection District.

RES. NO. 81-100

The matter was introduced by Community Development  
Director Schroeder who presented diagrams of the  
subject area, indicated that the only property  
owner involved in this request had signed the  
petition for annexation, that the subject property  
would be zoned as "Unclassified Holding", and  
that LAFCO had not waived the necessity to hold  
a Public Hearing on the matter, therefore, it  
was required by law that the City do so.

The following persons spoke on behalf of the  
reorganization:

a) Mr. C.M. Sullivan, Attorney-at-Law, 1111  
W. Tokay, Lodi, representing Mr. Eiler, the  
property owner requesting the annexation.

The following persons spoke in opposition of the  
proposed reorganization:

a) Mrs. Barbara Lea Kern, 448 Almond Drive,  
Lodi

b) Mr. Wilbert Ruhl, 3933 E. Almond Drive, Lodi

c) Mrs. Pat Blodgett, 13050 N. Highway 99, Lodi

Mayor McCarty then called for rebuttal and the  
following persons addressed the Council under  
rebuttal against the argument presented against  
the proposed reorganization:

Continued August 5, 1981

- a) Mr. Ed Myers, 345 E. Taylor Road, Lodi
- b) Mr. Frank Alegre, 2000 Edgewood Drive, Lodi
- c) Mr. Henry Eilers, 1667 E. Milton Road, Linden, CA

A lengthy discussion followed with questions regarding the matter being directed to Staff and to persons in the audience who had given testimony.

On motion of Councilman Hughes, Pinkerton second, Council adopted Resolution No. 81-100 - "Resolution Approving the Eilers Reorganization (LAFC 18-81) Including Annexation to the City of Lodi and Detachment From the Woodbridge Rural County Fire Protection District.

#### RECESS

Mayor McCarty declared a five-minute recess, and the Council reconvened at approximately 10:00 p.m.

#### CONGRATULATIONS EXTENDED TO NEW CHAIRMAN AND VICE-CHAIRMAN OF THE PLANNING COMMISSION

Mayor McCarty extended congratulations to Harry Marzolf on his recent election as Chairman of the Planning Commission and to Fred Baker on his election as Vice Chairman of the Planning Commission

#### PLANNING COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of July 13, 1981:

#### ITEMS SET FOR PUBLIC HEARING

The Planning Commission:

1. Recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-81-2 which consists of:

Section 1. - The request of Millard Fore, Jr., and Thomas Hom to redesignate a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from Low Density Residential to Office-Institution; and

Section 2. - The request of James L. Gerard, et al to redesignate the 5.59 acre parcel at 1110 West Kettleman Lane in the Vineyard Business Center from Office-Institutional to Commercial.

On motion of Councilman Pinkerton, Hughes second, the matter was set for Public Hearing on Wednesday, August 19, 1981

2. Recommended approval of the request of Millard Fore, Jr., and Thomas Hom to rezone a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from R-1, Single-Family Residential to R-C-P, Residential-Commercial-Professional.

On motion of Councilman Hughes, Pinkerton second, Council set the matter for Public Hearing on Wednesday, August 19, 1981.

3. Recommended approval of the request of James L. Gerard on behalf of Vineyard Business Center to amend P-D(15), Planned Development

Continued August 5, 1981

District No. 15 to permit C-S, Commercial Shopping Uses on the 5.59 acre parcel at 1110 West Kettleman Lane.

On motion of Councilman Pinkerton, Murphy second, Council set the matter for Public Hearing on Wednesday, August 19, 1981.

4. Recommended approval of the request of Thomas Development Co., Inc., to rezone the Kennedy Ranch on the west side of Lower Sacramento Road, north of the future extension of West Elm Street from U-H, Unclassified Holding to P-D(23), Planned Development District No. 23 with the following conditions:
  - a) that the 3 acre commercial site be eliminated and substituted with cluster housing;
  - b) that the density of the areas designated for cluster housing be a maximum of 15 units per acre;
  - c) that the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
  - d) that the single-family residential areas conform to the City's R-1, Single-Family Residential District; and
  - e) that the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

On motion of Mayor Pro Tempore Murphy, Hughes second, Council set the matter for Public Hearing on Wednesday, August 19, 1981.

On motion of Councilman Pinkerton, Hughes second, the heretofore mentioned items were set for hearing on Wednesday, August 19, 1981 at 8:00 p.m.

ITEMS OF  
INTEREST

1. Denied the request of Dennis R. Swanson et al to amend the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive from Low Density Residential to Office Institutions.
2. Took no action on the request of Dennis R. Swanson, et al to rezone the parcel at 1001 Windsor Drive from R-1, Single-Family Residential to R-C-P, Residential-Commercial-Professional, because of the denial of the above General Plan Amendment.
3. Denied the request of Thomas Development Co., Inc., to amend the Land Use Element of the General Plan by redesignating a portion of the Kennedy Ranch on the west side of Lower Sacramento Road, north of West Elm Street from Low Density Residential to Commercial.

Continued August 5, 1981

4. Denied the request of Baumbach and Piazza, Consulting Engineers to amend the Specific Plan of Lower Sacramento Road between West Turner Road and West Lodi Avenue by eliminating the frontage road along the west side of the street.
5. Approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of William Clemings for the Tentative Map of Brierwood, a proposed condominium project at 1901 South Church Street in an area zoned R-MD, Medium Density Multiple Family Residential.
6. Approve the request of Hilbert Dittus for a Tentative Parcel Map to divide the developed lot at 212 East Vine Street into two parts in an area zoned R-MD, Medium Density Multiple Family Residential.
7. Approved the request of Thomas Luckey Construction Company for a Use Permit to construct professional office buildings on Lots 26-35 of Lakeshore Village, Unit #1, in an area zoned P-D(21), Planned Development District No. 21.
8. Approved the request of C and C Properties for a Use Permit to construct a Cask 'N Cleaver Dinner House at the southeast corner of South Ham Lane and West Kettleman Lane in an area zoned P-D(15), Planned Development District No. 15.
9. Approved the request of Frank Battaglia for a Variance to increase the size of a non-conforming beauty salon located at 18 Chestnut Street in an area zoned R-HD, High Density Multiple Family Residential.
10. Elected Commissioner Harry Marzolf as Chairman and Commissioner A. Fred Baker, Vice-Chairman for Fiscal Year 1981-82.

City Manager Graves also gave the following report of the Planning Commission Meeting of July 27, 1981:

The Planning Commission -

ITEMS OF  
INTEREST

1. Approved the request of R. W. Siegfried and Assoc. on behalf of Luckey Construction Company, for a Tentative Parcel Map to resubdivide Lots 28, 29, 30, 31, 32, 33, and 34 in the Lakeshore Village Subdivision, Unit #1. The property is located on the south side of Kettleman Lane, west of the Woodbridge Irrigation Canal in an area zoned P-D, Planned Development.
2. Approved the request of R. W. Siegfried and Assoc. on behalf of Grupe Development Company for approval of a Tentative Parcel Map to resubdivide Lots 39, 40, 41, and 42 of the Lakeshore Village Subdivision, Unit #1. The property is located on the east side of Mills Avenue, south of Kettleman Lane, in an area zoned P-D, Planned Development. The Commission also certified Negative Declaration, ND-81-21 for this project.

Continued August 5, 1981

3. Denied the request of Dan Richison to vary the fence height requirement at 720 N. Ham Lane, in an area zoned R-2, Single-Family Residential.

4. Granted an 18-month extension of a Use Permit application for Rev. Oscar Gross to make an addition to an existing retirement home at 311 West Turner Road.

5. Heard a presentation by Peggy Keranen, County Planning Department, on the Woodbridge Area Circulation plan.

6. Heard a presentation by Tim Fedorchak, Planning Intern, concerning possible changes to the City's fence regulations. The Commission requested that Planning Staff return with specific recommendations for a change in the Ordinance.

#### COMMUNICATIONS

City Clerk Reimche presented the following claims which had been filed against the City of Lodi:

#### CLAIMS

a) Pay Less Drug Stores - Date of Loss: April 22, 1981

b) Frank Taormina - Date of Loss: May 31, 1981

On motion of Councilman Pinkerton, Hughes second, Council denied the heretofore mentioned claims and referred same to R. L. Kautz and Co., the City's contract administrator.

#### ABC LICENSES

City Clerk Reimche presented the following applications for Alcoholic Beverage License which had been received:

a) Joan A. Franz and Vern J. Franz - M & F's Fish'n Hole, 341 S. Orange Ave., Lodi, Off-Sale Beer and Wine

b) Curtis-Leubner - Cary Rodrigues, Inc. - William H. Cary, President, Stanley Moreland, Sec./Treas. - Lena's Pizza and Beer, 858 West Kettleman, Lodi - On-Sale Beer and Wine

c) Quik Stop Markets, Inc., 1930 W. Holly Drive - Ernest J. Giacchero and Winona L. Giacchero, Off-Sale Beer and Wine

#### PUC APPLICATIONS

City Clerk Reimche apprised the Council that a letter had been received from the Pacific Telephone Company stating that it had filed an application with the California Public Utilities Commission to increase mobile rates.

#### KENNEDY RANCH EIR

Following introduction of the matter by the City Clerk, Council took the following actions:

On motion of Councilman Pinkerton, Murphy second, Council set for Public Hearing on August 19, 1981, consideration of the City Planning Commission's recommendation that the City Council certify as adequate the Kennedy Ranch Final Environmental Impact Report.

Continued August 5, 1981

FILLEEY RANCH EIR	On motion of Mayor Pro Tempore Murphy, Hughes second, Council set for Public Hearing on September 2, 1981, consideration of the City Planning Commission's recommendation that the City Council certify as adequate the Filley Ranch Final Environmental Impact Report.
APPEAL RE REDESIGNATION OF PARCEL AT 1001 WINDSOR DRIVE	On motion of Councilman Pinkerton, Hughes second, Council set for Public Hearing on Wednesday, August 19, 1981, the appeal of Dr. Dennis R. Swanson of the Lodi City Planning Commission's denial to amend the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi, from Low Density Residential to Office Institutional, which appeal had been filed with the City Clerk pursuant to the City Code of the City of Lodi.
COMPLAINT RE SIDEWALK CONDITION NEAR SELLRITE MARKET	Public Works Director Ronsko reported on a letter which had been received from Gottlieb G. Kammerer, 1424 Reiman Street, Lodi, California complaining about the condition of the sidewalk on the south side of Lockeford Street beginning at the entrance way to the Trailer Park and up to the parking lot of Sell Rite Market indicating that repairs would be the responsibility of the subject property owners. Mr. Ronsko indicated that he would contact Mr. Kammerer and advise him of the City's policy in such matters.
COMMENTS BY CITY COUNCILMEN	Mayor McCarty complimented the Peak Shaving Committee on the work it is doing and on the successful "fun day" recently held at Lodi Lake Park.
BOBS PROJECT AT SALAS PARK COMPLIMENTED	Mayor McCarty reminded the Council of the BOB's project at Salas Park and of the many hours of time put into the project by that organization.
VISITING TAIWAN SOFTBALL TEAM IN LODI	Mayor McCarty reminded the Council that on August 7, 1981 the City of Lodi would be hosting a softball game between a visiting Championship team from Taiwan and the Northern California Trimmers.
FRANK ALEGRE VOICES COMPLAINT RE STOP SIGNS AND SIGHT DISTANCE PROBLEMS IN AREA OF CLUFF AVENUE AND LOCKEFORD STREET	Frank Alegre, 2000 Edgewood Drive, Lodi, addressed the Council regarding a sight distance problem and signing problem in the area of Cluff Avenue and Lockeford Street which Mr. Alegre stated is causing a hazardous situation. Staff was directed to check into the matter and correct any such problems that exist in the subject area.
GLEN BALTZER, STREET SUPERINTENDENT, COMPLIMENTED	Mayor McCarty complimented Glen Baltzer, Street Superintendent, on the general condition of Lodi streets and the fine job that Mr. Baltzer is doing.
REPORTS OF THE CITY MANAGER	In accordance with report and recommendation of the City Manager, the following actions, hereby set forth between asterisks, on motion of Councilman Pinkerton, Murphy second, were approved.

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Continued August 5, 1981

CLAIMS CLAIMS WERE APPROVED IN THE AMOUNT OF \$2,723,118.64.

MINUTES THE MINUTES OF JULY 1, 1981 AND JULY 15, 1981 WERE APPROVED AS WRITTEN.

ACCEPT  
IMPROVEMENTS,  
CLUFF AVENUE  
STORM DRAIN,  
PHASE II

30 1000

Council was apprised that the contract which had been awarded to Westco Construction Company, Inc., of Modesto on February 4, 1981 for "Cluff Avenue Storm Drain, Phase II" in the amount of \$197,498.00 has been completed in substantial conformance with the plans and specifications approved by the City Council.

COUNCIL ACCEPTED THE IMPROVEMENTS IN "CLUFF AVENUE STORM DRAIN, PHASE II, AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION WITH THE COUNTY RECORDER'S OFFICE.

AGENDA ITEM  
REMOVED FROM  
AGENDA

WITH THE TACIT CONCURRENCE OF THE COUNCIL, AGENDA ITEM "D" - "ACCEPT IMPROVEMENTS - ALMOND DRIVE" WAS REMOVED FROM THE AGENDA.

PURCHASE OF  
RIGHT-OF-WAY  
NORTH CHURCH  
STREET  
APPROVED

11 574

Council was apprised that in order to construct reasonable returns at the intersection of Church Street with some of the side streets, it is necessary to obtain seven small "corner cutoffs" and in three instances, in order to relocate fire hydrants or street lights, it is necessary to obtain small rights-of-way behind the sidewalk. The total number of parcels is ten (10) with costs ranging from \$40 to \$234. Two of the parcels are being donated and the total cost of all parcels will not exceed \$982.

COUNCIL APPROVED THE PURCHASE OF RIGHT-OF-WAY ALONG NORTH CHURCH STREET AND AUTHORIZED THE CITY MANAGER AND CITY CLERK TO EXECUTE SAME FOR THE CITY.

APPROVE  
SUBDIVISION  
AGREEMENT  
ADDENDUM  
LAKESHORE  
VILLAGE, UNIT  
NO. 1

11 40

Council was informed that Grupe Communities, Inc., dedicated the property for Well 20 within the Lakeshore Village, Unit No. 1 subdivision, the City is responsible for installing the water and storm drain facilities to serve that well site. It is in the City's best interest to install these improvements at the time subdivision improvements are installed. The subdivider's contractor has priced these improvements at \$8,453.50.

COUNCIL APPROVED THE SUBDIVISION AGREEMENT ADDENDUM WITH GRUPE COMMUNITIES, INC., AND AUTHORIZED THE CITY MANAGER AND CITY CLERK TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY.

AGREEMENT FOR  
SAFETY SERVICES  
WITH SAN JOAQUIN  
COUNTY SAFETY  
COUNCIL  
APPROVED

A proposed Agreement for Safety Services with the San Joaquin County Safety Council was presented for Council's approval. Under the terms of the Agreement, the City is to reimburse the San Joaquin County Safety Council \$1,000.00 for such services. Following recommendation of the City Manager, Council adopted the following Resolution:

RES. NO.  
81-101

11 40

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## RESOLUTION NO. 81-101

RESOLUTION APPROVING AGREEMENT FOR SAFETY SERVICES WITH THE SAN JOAQUIN COUNTY SAFETY COUNCIL AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY.

AWARD - TRAFFIC  
SIGNAL CONTRACT -  
HUTCHINS AND  
HARNEY LANE

City Manager Graves presented the following bids which had been received for Hutchins Street and Harney Lane Traffic Signal Installation:

RES. NO. 81-102

BIDDERBID

Steiny and Company, Inc.	\$ 94,624.00
Collins Electrical Co., Inc.	96,600.00
M & M Electric	98,368.00
J.K. Hayes	104,200.00
E & S Electrical	107,536.00
Safety Electrical Corp.	111,647.00
Fraser Heating Company	114,717.00

Following recommendation of the City Manager, Council adopted Resolution No. 81-102.

## RESOLUTION NO. 81-102

RESOLUTION AWARDING THE CONTRACT FOR "HUTCHINS STREET AND HARNEY LANE TRAFFIC SIGNAL INSTALLATION" TO STEINY AND COMPANY, INC., THE LOW BIDDER, IN THE AMOUNT OF \$94,624.00 SUBJECT TO SAN JOAQUIN COUNTY CONCURRENCE AND THAT COUNCIL APPROPRIATE AN ADDITIONAL \$26,000.00 TO THE PROJECT FROM THE CITY'S TDA FUND.

CONTRACT FOR  
CENTRAL AVENUE  
IMPROVEMENTS  
AWARDED

City Manager Graves presented the following bids which had been received for "Central Avenue Improvements, Tokay Street to Lodi Avenue and Eden Street, Central Avenue to Garfield Street".

RES. NO. 81-103

BIDDERBASE BID &  
ALT. ABASE BID &  
ALT. B

Teichert Construction	\$152,672.50	\$149,132.30
Granite Construction Co.	\$158,263.00	\$159,581.00
Claude C. Wood Co.	\$163,167.00	no bid

Following recommendation of the City Manager, Council adopted the following resolution:

## RESOLUTION NO. 81-103

RESOLUTION AWARDING THE CONTRACT FOR "CENTRAL AVENUE IMPROVEMENTS, TOKAY STREET TO LODI AVENUE AND EDEN STREET, CENTRAL AVENUE TO GARFIELD STREET" TO TEICHERT CONSTRUCTION, THE LOW BIDDER, IN THE AMOUNT OF \$149,132.30 FOR ALTERNATE B AND APPROPRIATED AN ADDITIONAL \$18,000 OF TRANSPORTATION DEVELOPMENT ACT FUNDS TO THE MISCELLANEOUS CURB AND GUTTER PROJECTS ACCOUNT.

SPECS APPROVED  
FOR FIRE  
STATION #2

COUNCIL APPROVED THE SPECIFICATIONS FOR FIRE STATION #2 FURNISHINGS AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

CLASS II SLURRY  
SEAL SPECS  
APPROVED

COUNCIL APPROVED THE SPECIFICATIONS FOR CLASS II SLURRY SEAL AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.



Continued August 5, 1981

SPECS FOR  
STREET  
DEPARTMENT  
DUMP TRUCK  
APPROVED

COUNCIL APPROVED THE SPECIFICATIONS FOR ONE (1)  
1982 MODEL DIESEL DUMP TRUCK AND AUTHORIZED THE  
PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

RESOLUTION  
OF INTENTION TO  
ABANDON  
PORTION OF  
CYPRESS STREET

RES. NO. 81-104

Council was apprised that Terry Piazza, owner  
of property at 315 Cypress Street, Lodi, has  
requested the City to abandon the north 8.00  
feet of the street adjacent to his property,  
and has deposited with the City of Lodi suffi-  
cient funds to cover the cost of necessary  
legal advertising.

RESOLUTION NO. 81-104

RESOLUTION OF INTENTION TO ABANDON A PORTION OF  
CYPRESS STREET BETWEEN WASHINGTON STREET AND  
CENTRAL AVENUE. COUNCIL REFERRED THE MATTER TO  
THE PLANNING COMMISSION AND SET THE MATTER FOR  
PUBLIC HEARING ON SEPTEMBER 2, 1981.

LOT LINE  
ADJUSTMENT  
L.D. TONN PARCEL

RES. NO. 81-105

RESOLUTION NO. 81-105

COUNCIL ADOPTED RESOLUTION NO. 81-105 APPROVING  
A LOT LINE ADJUSTMENT ON THE L.D. TONN PARCEL  
LOCATED BETWEEN LOT 5 AND LOT 7, EDDLEMAN  
TRACT (APN 049-080-41 AND 42).

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TURNER ROAD AND  
CLUFF AVENUE  
ASSESSMENT  
DISTRICT NO. 1

RES. NO. 81-106,  
81-107, AND  
81-108

Following introduction of agenda item "o" -  
"Turner Road and Cluff Avenue Assessment District  
No. 1" by City Manager Glaves, Mr. Robert  
Blewett, Attorney at Law, 3016 Dwight Way,  
Stockton of Blewett, Garretson and Hachman,  
addressed the Council regarding the procedures to  
be followed pursuant to the provisions of the  
Municipal Improvement Act of 1913 and responded  
to questions regarding this matter as were posed  
by the Council.

Following discussion, on motion of Councilman  
Pinkerton, Murphy second, Council adopted the  
following Resolutions:

- 1) Resolution No. 81-106 - Resolution of  
Preliminary Approval of Engineer's Report
- 2) Resolution No. 81-107 - Resolution Calling  
for Sealed Proposals
- 3) Resolution No. 81-108 - Resolution Appointing  
Time and Place of Hearing Protests in  
Relations to Proposed Acquisition and  
Construction of Improvements, and Directing  
Notice.

APPROVAL OF CITY  
PROJECTS TO BE  
CONSTRUCTED IN  
CONJUNCTION WITH  
TURNER-CLUFF  
ASSESSMENT  
DISTRICT NO. 1

Council was informed that it is Staff's recom-  
mendation that the following projects be constructed  
at this time in order that they be done in  
conjunction with the Cluff Avenue and Turner  
Road Assessment District No. 1. It is felt that  
the City will obtain better prices for the work  
and the finished product will be better if the  
work is done at one time by the same contractor.

Continued August 5, 1981

<u>Project</u>	<u>Total Cost</u>	<u>Funding Source</u>
1. Turner Rd. Subdivision Paving - Beckman Rd. to 550' E/Beckman Rd.	\$50,000	Gas Tax Fund
2. Lockeford St. & Cluff Ave. Paving S/CL of Lockeford St. to Victor Rd.	\$20,000	Transportation Development Act Fund (Misc. Widening)
3. Cluff Ave. Storm Drain Lockeford St. to S/Side Victor Rd.	\$64,000	Master Drain Fund
4. Northeast Area Sanitary Sewer Extension	\$25,000	Sewer Capital Reserve Fund

BACKGROUND INFORMATION: The above projects are recommended for construction at this time in order that they be done in conjunction with the Cluff Ave. and Turner Rd. Assessment District No. 1. It is felt that the City will obtain better prices for the work and the finished product will be better if the work is done at one time by the same contractor.

The Turner Rd. paving is proposed in the 1981/82 C.I.P. The work includes the installation of pavement in front of the Casa de Lodi Mobile Home Park. The street is presently oiled and is a high maintenance street.

The Lockeford St. and Cluff Ave. paving includes regrading the south half of the intersection to reduce the "hump" on Cluff caused by the S.P.R.R. and installation of catch basins to improve drainage. The north half of the intersection will be done by the District.

The Cluff Ave. storm drain includes the jacked crossing of Hwy. 12 and the S.P.R.R. This work is recommended at this time in order that the grade of the storm drain north of Lockeford Street can be adjusted to match that of the jacked pipe. This will also complete the installation of utilities in Cluff Ave. north of Victor Rd.

The Northeast Sanitary Sewer extension is the installation of a 15" sewer main east from the lift station on Cluff Avenue. The owner of the property plans to develop when the District is completed and the sewer would have to go in then anyway. This sewer will ultimately serve Myrtle Ave. It is recommended that the cost of this line be reimbursed to the City by the Myrtle Ave. properties as they develop. The City has already funded the oversizing of the Northeast Area Lift Station on this basis.

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Following discussion, on motion of Mayor Pro Tempore Murphy, Hughes second, Council approved the plans and specifications and appropriated funds for the projects heretofore listed to be constructed in conjunction with the Cluff Avenue and Turner Road Assessment District No. 1.

APPLICATION TO  
LAFCO FOR  
WOOCK, ET AL  
REORGANIZATION,  
INCLUDING  
ANNEXATION TO  
THE CITY OF LODI  
AND DETACHMENT  
FROM THE  
WOODBIDGE  
IRRIGATION  
DISTRICT  
APPROVED

RES. NO. 81-109  
10-8-81

Agenda item "q" - "Application - Woock, et al Reorganization, including annexation to the City of Lodi and detachment from the Woodbridge Fire District and Woodbridge Irrigation District" was introduced by Community Development Director Schroeder who presented diagrams of the subject area.

A lengthy discussion followed with questions being directed to Staff.

On motion of Councilman Pinkerton, Hughes second, Council adopted Resolution No. 81-109 - "Resolution Approving the Application of the Woock, et al Reorganization, Including Annexation to the City of Lodi and Detachment from the Woodbridge Fire District and the Woodbridge Irrigation District".

EAST-SIDE WINERY  
REORGANIZATION,  
INCLUDING  
ANNEXATION TO  
THE CITY AND  
DETACHMENT FROM  
THE MOKELUMNE  
RURAL COUNTY  
FIRE PROTECTION  
DISTRICT APPROVED

RES. NO. 81-110  
11-8-81

Council was apprised that the City was in receipt of the Local Agency Formation Commission Resolution No. 521 approving the East-Side Winery Reorganization (LAFD 22-81), including annexation to the City of Lodi and detachment from the Mokelumne Rural County Fire Protection District. Section 5 of the aforementioned resolution stipulates that the City of Lodi is designated as the conducting agency and is authorized to complete proceedings for uninhabited reorganization without public notice and hearing before the City Council pursuant to Section 56439.5 of the District Reorganization Act.

Following discussion with questions being directed to Staff, Council, on motion of Councilman Pinkerton, Murphy second, adopted Resolution No. 81-110 approving the East-Side Winery Reorganization, including annexation to the City of Lodi and detachment from the Mokelumne Rural County Fire Protection District.

LDS CHURCH  
REORGANIZATION,  
INCLUDING  
ANNEXATION TO  
THE CITY OF  
LODI AND  
DETACHMENT FROM  
WOODBIDGE RURAL  
COUNTY FIRE  
PROTECTION  
DISTRICT AND  
WOODBIDGE  
IRRIGATION  
DISTRICT APPROVED

RES. NO. 81-111  
11-8-81

Council was apprised that the City was in receipt of the Local Agency Formation Commission Resolution No. 520 approving the LDS Church Reorganization (LAFD 21-81), including annexation to the City of Lodi and Detachment from the Woodbridge Rural County Fire Protection District and the Woodbridge Irrigation District. Section 5 of the aforementioned Resolution stipulates that the City of Lodi is designated as the conducting agency and is authorized to complete proceedings for uninhabited reorganization without public notice and hearing by the City Council pursuant to Section 56439.5 of the District Reorganization Act.

A lengthy discussion followed with questions being directed to Staff.

Continued August 5, 1981

On motion of Councilman Pinkerton, Hughes second, Council adopted Resolution No. 81-111 - "Resolution Approving the LDS Church Reorganization, Including Annexation to the City of Lodi and Detachment from the Woodbridge Rural County Fire Protection District and the Woodbridge Irrigation District" - with the understanding as stated in Resolution No. 81-75 approving the application of this reorganization that the utility extension costs, including streets, are to be borne by the developers.

DISAPPROVAL BY  
LAFCO OF TOWNE  
REORGANIZATION

Community Development Director Schroeder apprised the Council that the City was in receipt of correspondence from the Local Agency Formation Commission advising of the disapproval of the Towne Reorganization, which would have included the annexation to the City of Lodi and detachment from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District and the Woodbridge Water Users Conservation District.

REPORT RE  
STATUS OF  
STOCKTON STREET  
EIR

Associate Civil Engineer Rich Prima gave a status report on the Stockton Street EIR indicating that the City had received from the State two and one-half (2½) pages of comment on the subject document. A meeting date has been set regarding the matter on August 17, 1981. Discussion followed with questions being directed to Staff by the City Council. Council and Staff again indicated their concern for the delay that Mr. and Mrs. Vetter have encountered and indicated that Mr. and Mrs. Vetter will be apprised by Staff as this matter proceeds.

CHANGES APPROVED  
IN COMMERCIAL  
SHOPPING CENTER  
DRIVEWAY  
STANDARD

Council was apprised that on a number of occasions during the last few years, commercial developers have submitted plans including driveways with curved curb returns rather than the three foot flares that are standard. Staff have commented that these driveways did not meet our City standards and the plans were revised. The developers of the Mokelumne Village Center brought new design criteria for high volume commercial driveways to our attention and have asked that their request for this type of drive be taken to the City Council.

The reason behind the City's existing standard is mainly that there should be a clear difference between public and private street facilities. Streets and alley approaches had curb returns and driveways had flares.

However, use of curb returns on commercial driveways is increasing in other cities, particularly in shopping centers where volumes are high. These driveways, with proper design, can improve traffic flow by allowing turns to be made similar to turning from one street to another. This will reduce rear end accidents and improve street capacity. Separation of ingress and egress by medians eliminates delays due to cars using the center of the drive

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and blocking other traffic. Use of curbing and lanes perpendicular to the street for some distance into the parking lot eliminates conflicts between cars maneuvering within the parking lot and those waiting to exit. The driveway section between the returns will continue to be concrete as driveways are now, this will maintain the division between public and private streets.

Sketches were provided for Council's perusal. Following discussion, Council, on motion of Councilman Pinkerton, Murphy second, directed the Public Works Director to develop standards and criteria for special commercial driveways and approved the installation of a special commercial driveway at the Mokelumne Village Center.

COUNCIL RECEIVES  
FIRST PHASE REPORT  
OF THE  
TELECOMMUNICATIONS  
CONSULTING STUDY  
PREPARED BY  
DR. HENRY RICHTER

Council received the "First Phase Report of the Telecommunications Consulting Study". Council requested that this matter be reviewed at the Informal Informational Meeting of August 18, 1981 and further that it be an agenda item at the regular council meeting of 8/19/81 with Dr. Henry L. Richter making the presentations.

TEMPORARY LONG-  
TERM USE CONTRACTS  
FOR VARIOUS CITY  
FACILITIES  
APPROVED

Following introduction of the matter by City Manager Graves and City Clerk Reimche, Council, on motion of Mayor Pro Tempore Murphy, Pinkerton second, approved the temporary long-term use contract for the following City facilities, directing the City Attorney to include in such contracts provisions whereby the City is under no obligation to re-lease the facilities to the lessee upon the termination of the subject contracts or to provide other facilities:

- a) Big Valley Model Rail Roaders - Carnegie Library - basement, Center Room
- b) Judy Stoddard, Rep. Jazzercise, Inc. - Lodi High Cafeteria and Hale Park

REVISED JOB  
SPECIFICATIONS  
APPROVED

Following introduction of the matter by City Manager Graves, Council, on motion of Councilman Hughes, Pinkerton second, approved the following revised job specifications:

- a) Park Maintenance Worker I
- b) Civil Engineering Technician I
- c) Civil Engineering Technician II
- d) Tree Trimmer
- e) Supervising Civil Engineering Technician
- f) Civil Engineering Assistant

ACTION DEFERRED  
ON REQUEST FOR  
ADDITIONAL  
RECREATIONAL  
SUPERVISOR

Following introduction of the matter by City Manager Graves, and a very lengthy discussion with questions being directed to City Manager Graves and to Mr. Ed DeBenedetti, Director of Parks and Recreation, who was in

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the audience, Council deferred action on agenda item "a" - "Request for additional Recreation Supervisor" for receipt of additional information and to hold a joint meeting regarding the subject with the Recreation Commission.

PG&E RATE CASE  
DECISION

City Manager Graves announced to the Council the recent court decision regarding PG&E rate case.

PT&T GRANTED  
RATE INCREASE

Mayor Pro Tempore Murphy apprised the Council that Pacific Telephone had recently been granted a rate increase.

ORDINANCES

ORDINANCE  
AMENDING  
PERMITTED USE  
LIST IN C-S  
DISTRICT TO  
PERMIT  
ELECTRONIC GAME  
CENTERS AFTER  
FIRST ACQUIRING  
A USE PERMIT  
FROM THE  
PLANNING  
COMMISSION

Ordinance No. 1232 entitled, "An Ordinance Amending the Permitted Use List in the C-S, Commercial Shopping District to Permit Electronic Game Centers after first acquiring a Use Permit from the Planning Commission" having been introduced at a regular meeting held July 15, 1981 was brought up for passage after reading by title, on motion of Mayor Pro Tempore Murphy, Hughes second, and the Ordinance was then adopted and ordered to print by the following vote:

22-53A Ayes: Councilmen - Hughes, Murphy, Pinkerton,  
and McCarty

Noes: Councilmen - None

ORD. NO. 1232  
ADOPTED

Absent: Councilmen - Katnich

ORDINANCE REZONING  
THE AREA  
ENCOMPASSED BY THE  
TENTATIVE  
SUBDIVISION MAP  
OF SUMMERFIELD  
(i.e. 1820 &  
1902 SOUTH CHURCH  
STREET) FROM R-1  
AND R-2

Ordinance No. 1233 - entitled, "An Ordinance Amending the Official District Map of the City of Lodi and Thereby Rezonning the Area Encompassed by the Tentative Subdivision Map of Summerfield (i.e. 1820 and 1902 South Church Street) from R-1 and R-2, Single-Family Residential and R-GA, Garden Apartment Residential, to Planned Development District No. 22', having been introduced at a regular meeting held July 15, 1981 was brought up for passage after reading by title on motion of Councilman Hughes, Murphy second, and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Murphy, Pinkerton  
and McCarty

Noes: Councilmen - None

Absent: Councilmen - Katnich

ADJOURNMENT

There being no further business to come before the Council, Mayor McCarty adjourned the meeting at approximately 11:55 p.m.

Attest:

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk